

Item # _____

Prepared by: Gloria Kelly
Shelby County Land Bank

Approved by: _____
County Attorney

RESOLUTION APPROVING THE SALE OF NINE (9) COUNTY OWNED DELINQUENT TAX PARCELS, ACQUIRED FROM SHELBY COUNTY TRUSTEE TAX SALE NOS. 0005, 97.5, 0102, 0201, 0204, 0304, 0306, AND 0406, TO IDENTIFIED PURCHASERS AT VARIOUS PRICES COLLECTIVELY TOTALING \$49,100.00, PURSUANT TO THE SALE PROVISIONS OF T.C.A. §67-5-2507 AND AUTHORIZING THE SHELBY COUNTY MAYOR TO EXECUTE QUIT CLAIM DEEDS. SPONSORED BY COMMISSIONER HENRI BROOKS.

WHEREAS, Shelby County has acquired NINE (9) Delinquent Tax Parcels from Shelby County Trustee Tax Sale Nos. 0005, 97.5, 0102, 0201, 0204, 0304, 0306, AND 0406, which parcels being more particularly described in the listing thereof, which is attached hereto as Exhibit "A", and incorporated herein by reference; and

WHEREAS, Pursuant to the sale provisions of T.C.A. §67-5-2507, the Shelby County Land Bank Department has taken charge of and marketed said Delinquent Tax Parcels to secure purchase offers for each; and

WHEREAS, The purchase offers received for said Delinquent Tax Parcels were publicly advertised for increased offers pursuant to T.C.A. §67-5-2507 in conjunction with establishing the purchase offers received from the identified purchasers, listed in Exhibit "A", as representing their highest and best sale price; and

WHEREAS, It is deemed to be in the best interest of Shelby County to sell said NINE (9) Delinquent Tax Parcels to the identified purchasers for the sale prices as listed in said Exhibit "A".

NOW, THEREFORE, BE IT RESOLVED, BY THE BOARD OF COUNTY COMMISSIONERS OF SHELBY COUNTY, TENNESSEE, That the sale of the aforementioned NINE (9) Delinquent Tax Parcels, acquired from Shelby County Trustee Tax Sale Nos. 0005, 97.5, 0102, 0201, 0204, 0304, 0306, AND 0406, to the identified purchasers for the sale prices listed in said Exhibit "A", collectively totaling \$49,100.00, be and the same is hereby approved.

BE IT FURTHER RESOLVED, That the Mayor be and is authorized to execute a Quit Claim Deeds conveying the same, along with any other documents necessary for the closing of the Delinquent Tax Parcel sales described herein.

BE IT FURTHER RESOLVED, That this Resolution shall take effect from and after the date it shall have been enacted according to due process of law, the public welfare requiring it.

Joe Ford, Interim Shelby County Mayor

Date: _____

ATTEST:

Clerk of County Commission

ADOPTED _____

SUMMARY SHEET

I. Description of Item

A Resolution approving the sale of NINE (9) County owned Delinquent Tax Parcels acquired from Shelby County Trustee Tax Sale Nos. 0005, 97.5, 0102, 0201, 0204, 0304, 0306, AND 0406. Pursuant to the sale provisions of T.C.A. §67-5-2507, the Shelby County Land Bank Department has taken charge of and marketed said parcels to secure purchase offers for each. The purchase offers received were publicly advertised for increased offers in conjunction with establishing the purchase offers received from the identified purchasers, listed in Exhibit "A", as representing their highest and best sale price. Base upon the above, it is hereby recommended by the Administration that the sale of these NINE (9) Delinquent Tax Parcels be approved.

II. Source and Amount of Funding

Amount Expended/Budget Line Item

All Costs (Direct/Indirect)

Additional or Subsequent Obligations or Expenses of Shelby County

III. Contract Items

Offer to Purchase

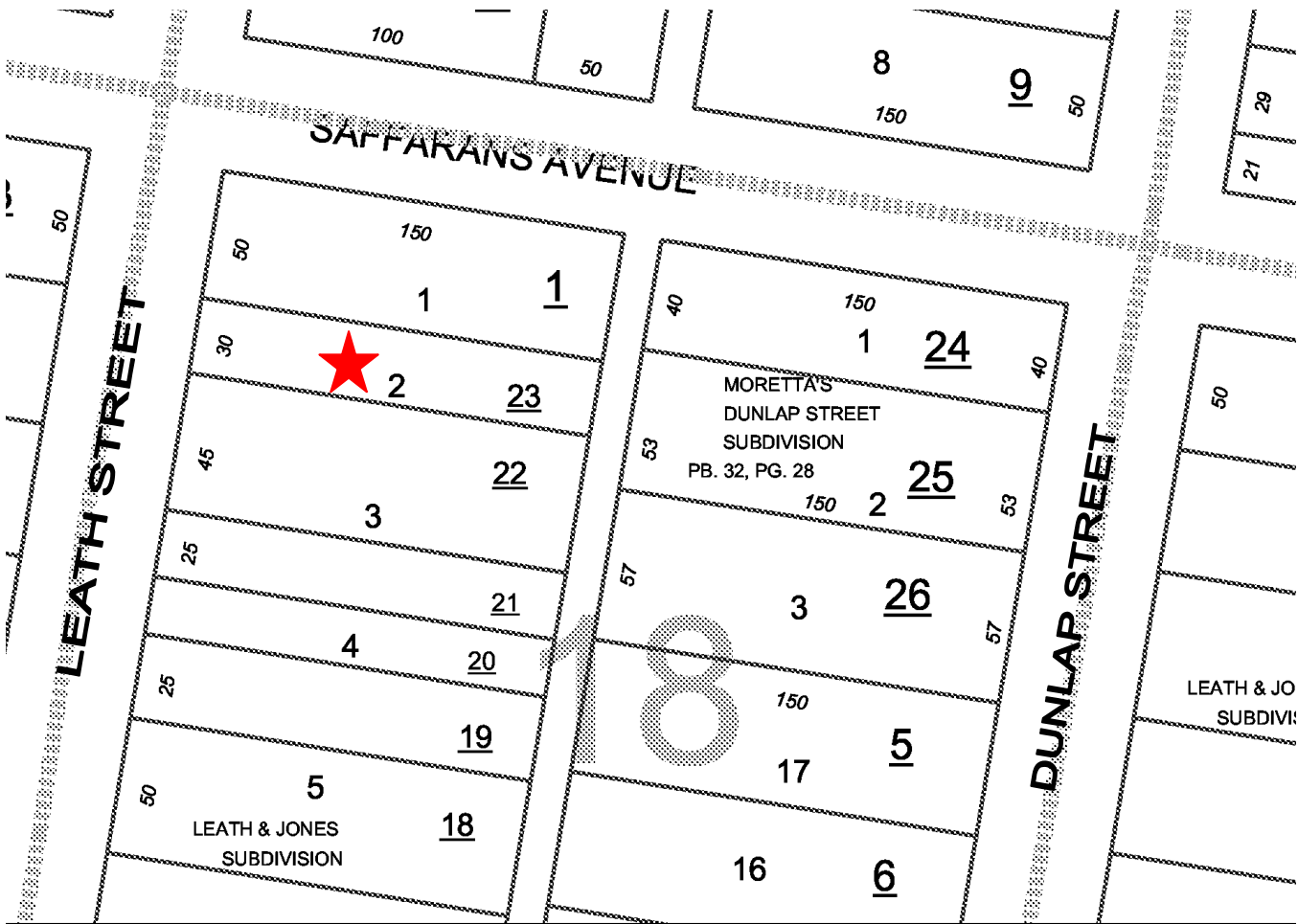
Quit Claim Deeds

IV. Additional Information Relevant to Approval of this Item

N/A

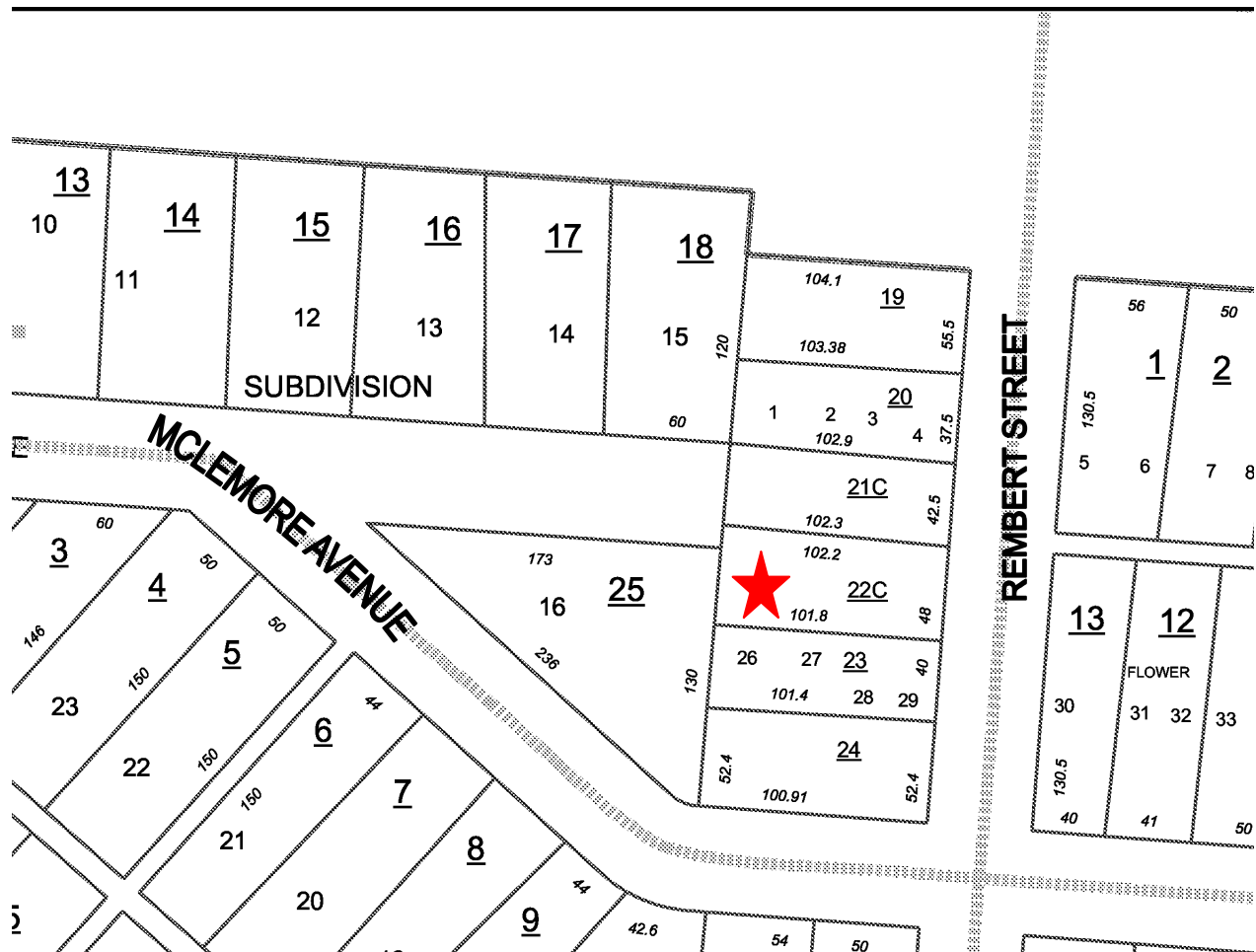
Exhibit #	TAX SALE	WBP	ADDRESS LOT SIZE	Zoning Code	Total Taxes and Fees	PURCHASER	EVALUATION	SALES PRICE	PLANNED USE
3285	0201	027018000000230	696 Leath St. 30' x 150'	R-D	\$8,759.45	Tommy McDaniel & Willie McDaniel	\$1,500.00	\$1,000.00	Expand Property Size
3913	0304	03111400000022C	1115 Rembert St. 45' x 101'	R-D	\$8,494.29	Joseph Hall	\$2,000.00	\$2,000.00	Investment
5209	0204	035106000000010	1660 Patton St. 55' x 91'	R-D	\$9,757.43	Gloria Spight	\$2,000.00	\$1,800.00	Investment
11290	0005	0451270A0000290	Joffre Ave.(Rear) 18,841 Sq. Ft.	RES	\$10,075.81	Joffre Place Homeowners, Inc.	\$1,000.00	\$1,000.00	Investment
7786	0406	04903500000150	1716 McMillan St. 145.88' x 183.4'	R-MM	\$7,927.86	Jesse Johnson & Vanessa Hopkins	\$7,000.00 House	\$6,000.00	Investment
14230	0102	060047000000120	Perry Rd. 50' x 175'	R-D	\$679.41	Alvin Webb	\$2,500.00	\$1,800.00	Investment
11725	0304	073028000000150	3982 Knight Arnold Rd. 50' x 150'	C-H	\$23,345.79	Kenny Evans	\$35,000.00 Comm. Bldg.	\$30,000.00	Investment
11845	0306	0730880G0000430	3808 High Bridge Ct. n/a	R-TH	\$5,381.03	Angela Beckley	\$4,000.00 Condo	\$3,500.00	Investment
9334	97.5	07500100000067C	618 Peebles Rd. 50' x 196'	C-H	\$1,503.84	Jesse Ford & Sandra Toliver	\$2,500.00	\$2,000.00	Investment
9 Properties						Total		\$49,100.00	

Ward 27



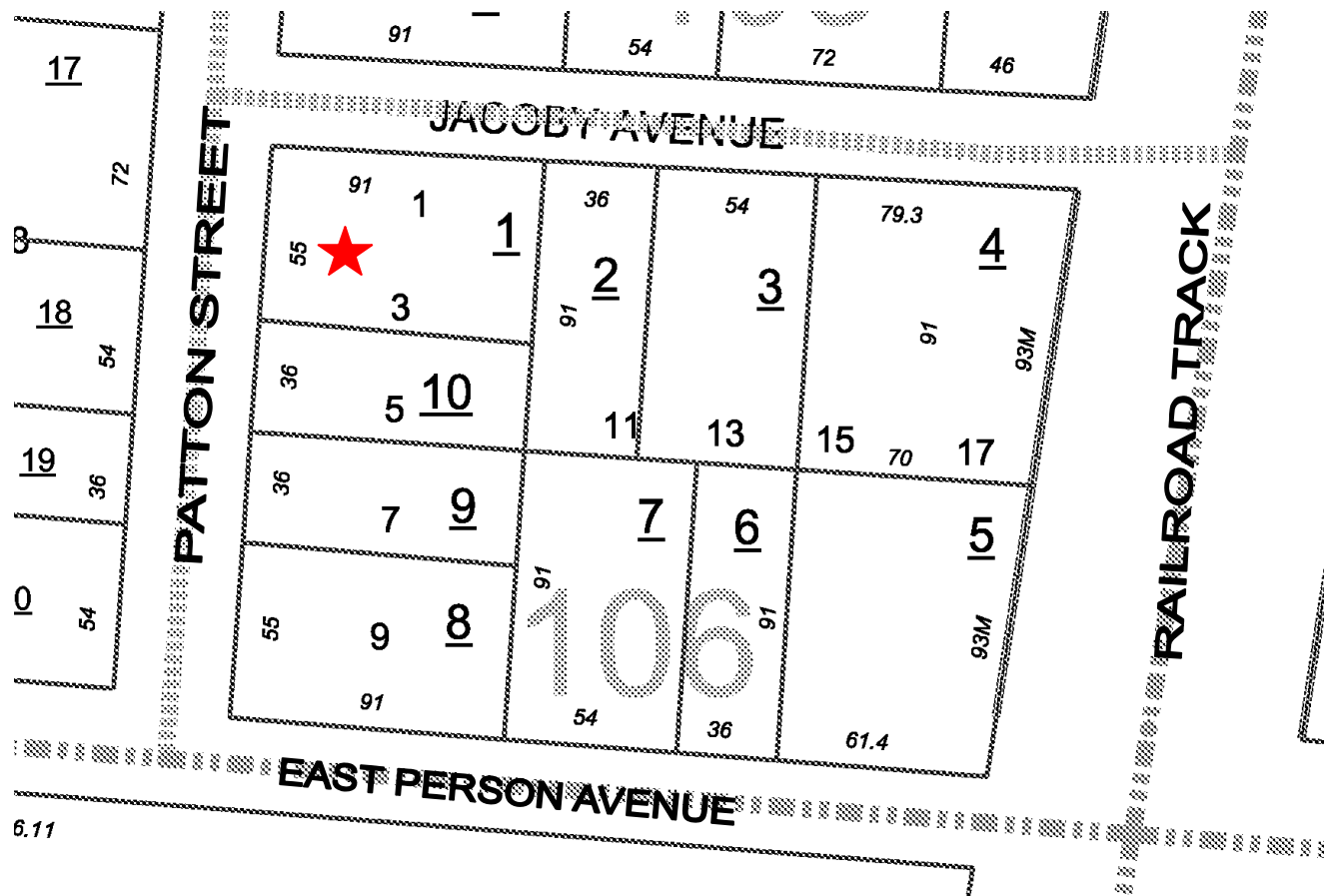
027 0180 0 00023 0

Ward 31



031 1140 0 00022 C

Ward 45



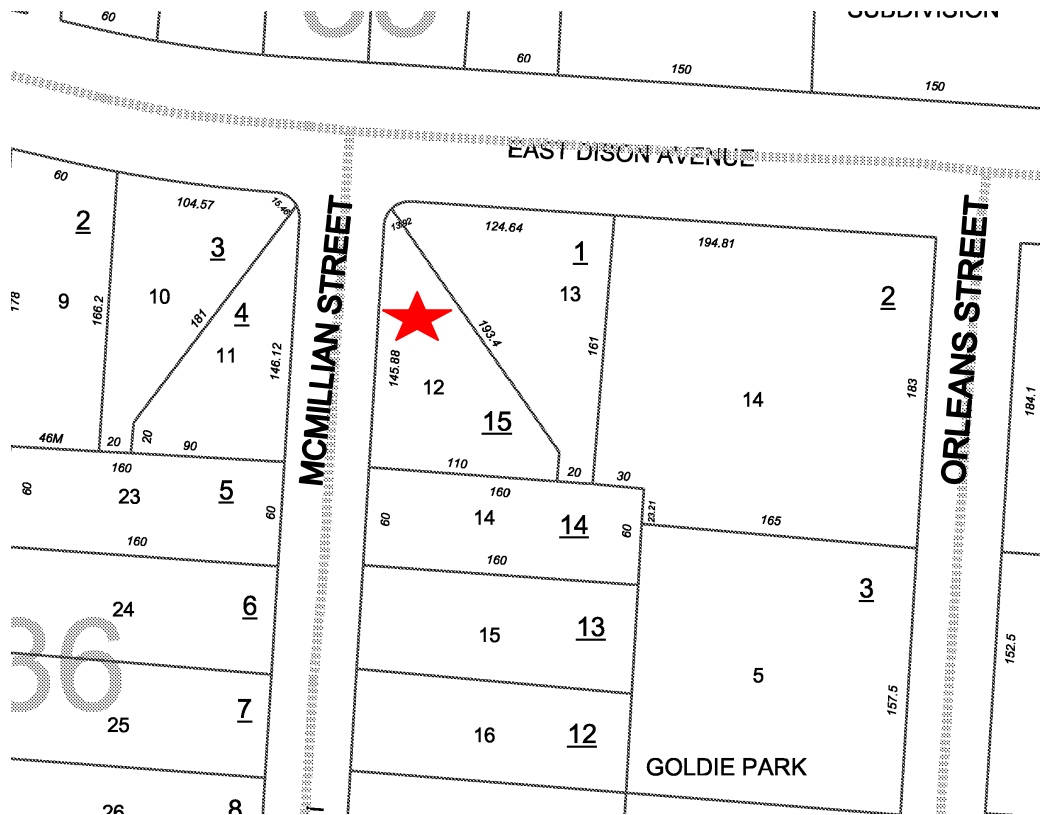
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127



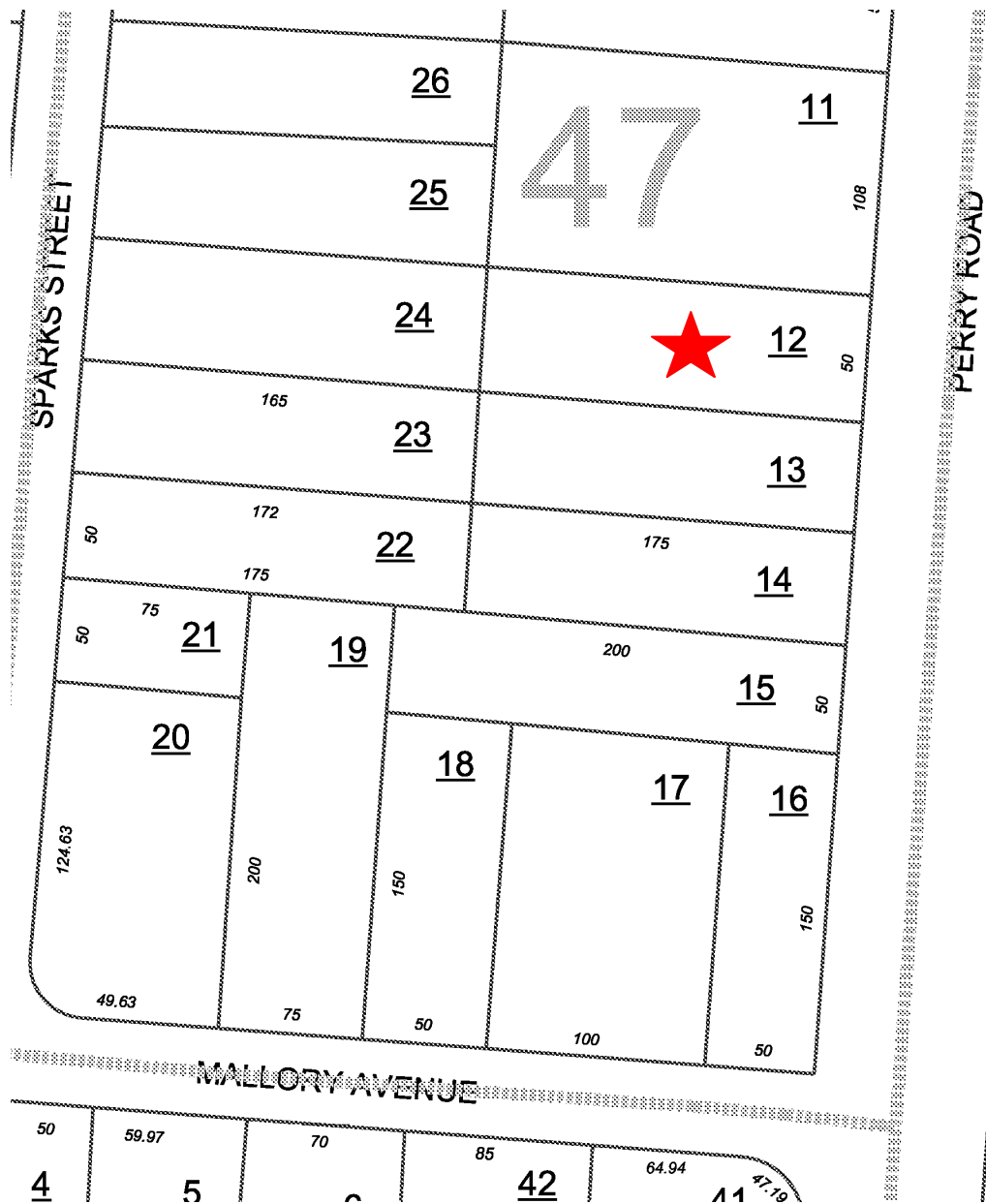
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Ward 49



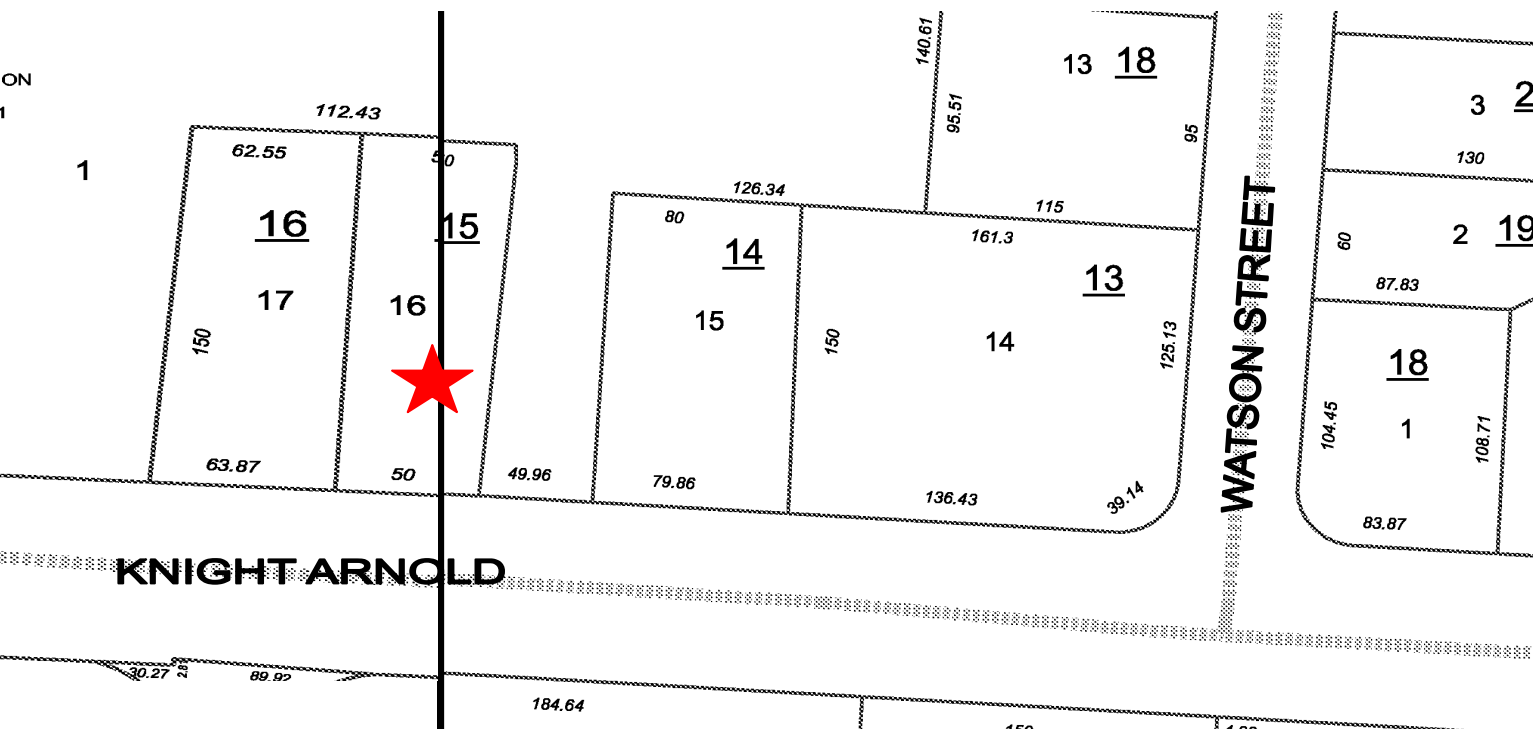
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Ward 60



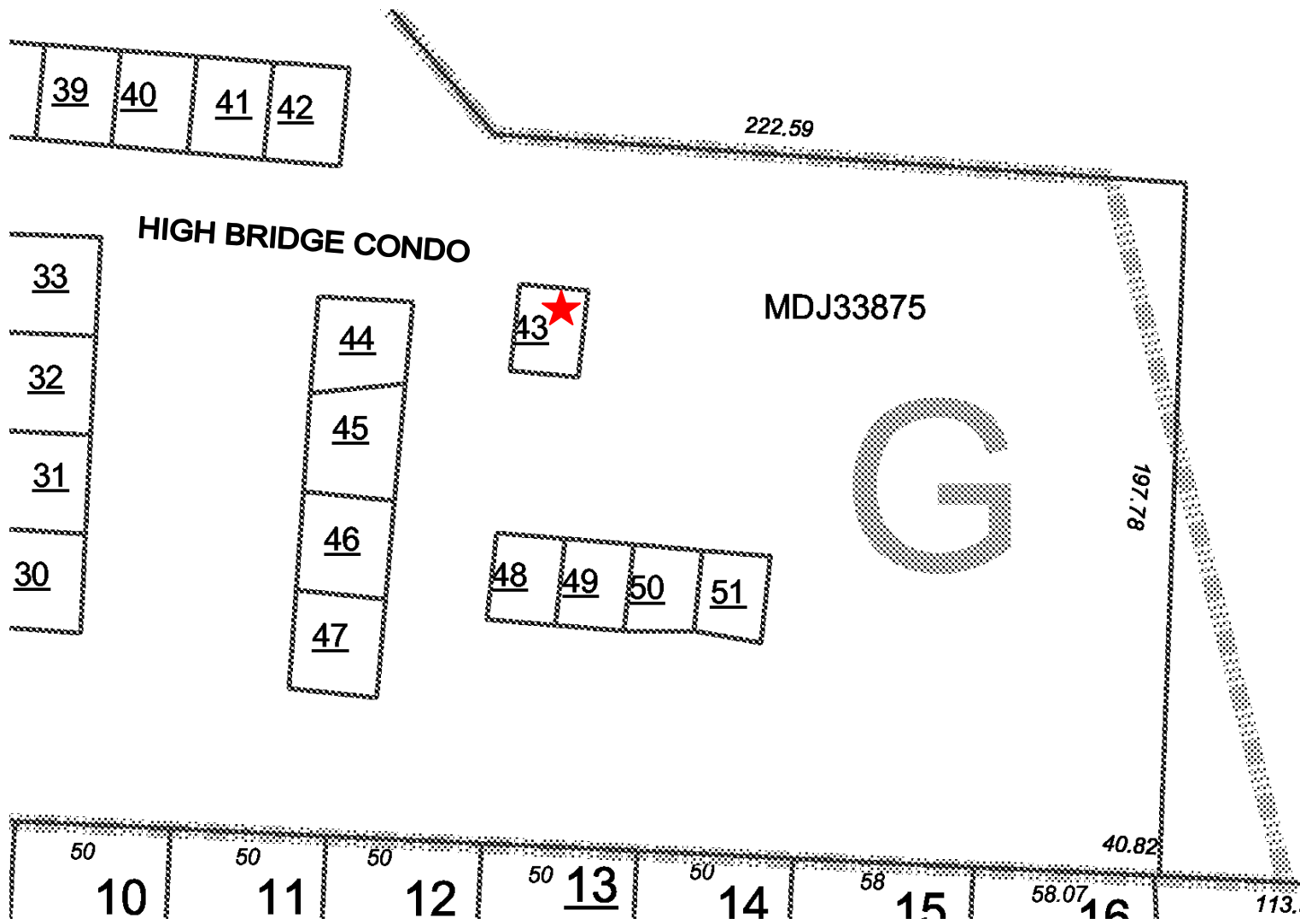
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Ward 73



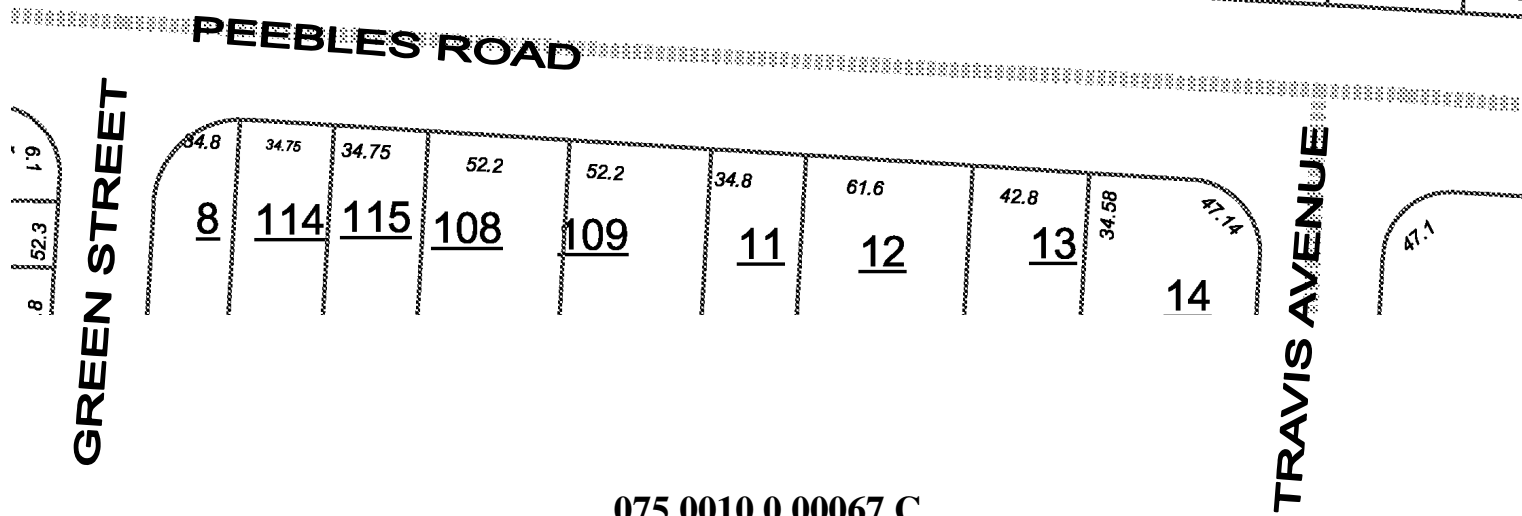
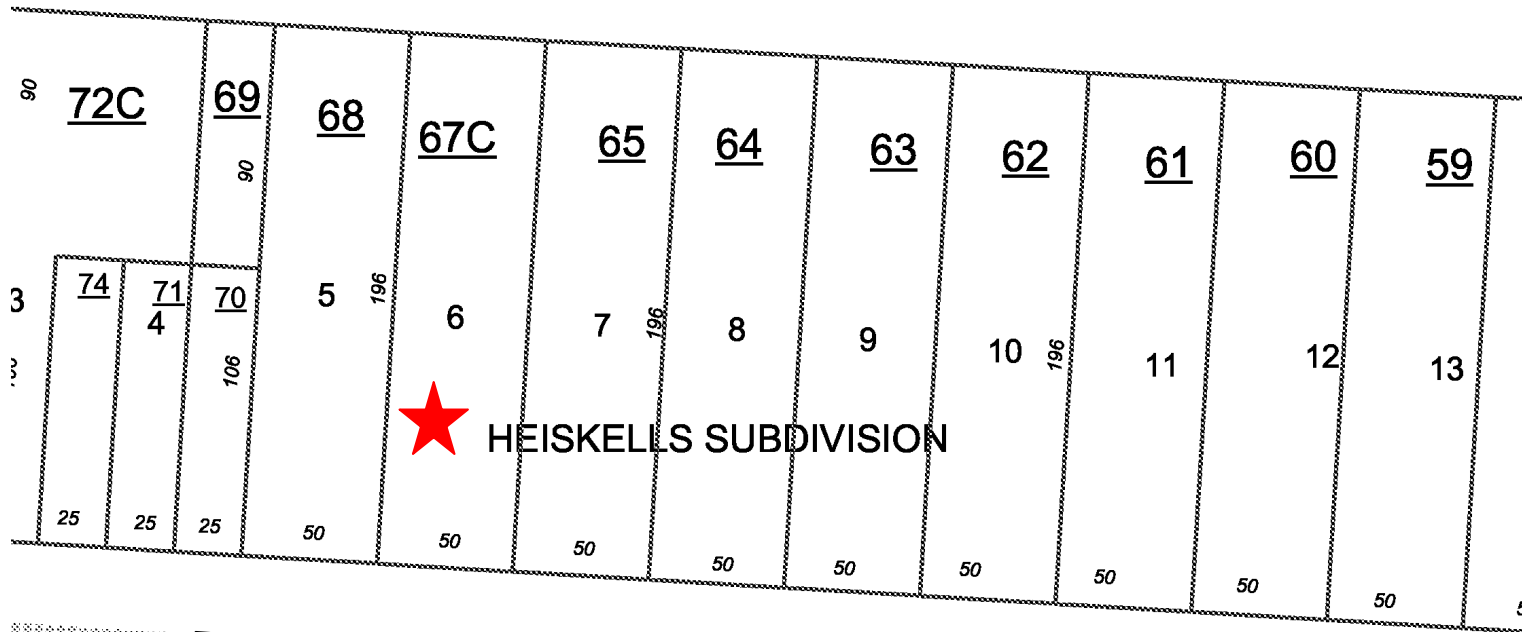
073 0280 0 00015 0

Ward 73



073 0880 G 00043 0

Ward 75



075 0010 0 00067 C

Land Sales Disclosure

This form is for any person purchasing tax delinquent property from the Shelby County Land Bank or acquiring property through the Shelby County Homestead Program.

Name Tommy McDaniel & Willie McDaniel (H & W) Date 11/03/09

Address 700 Leath St. 38107-4044

Phone 526-3857.

Company Name n/a

Company Address _____

Subject Property Address 696 Leath St.

Subject Property ID # 027 0180 0 00023 0

Are there any unresolved housing code violations against any properties in which you have control or interest? Yes _____ No X

Violation Date _____	Violation Address _____
Violation Date _____	Violation Address _____

Are there any unresolved construction code violations against any properties in which you have control or interest? Yes _____ No X

Violation Date _____	Violation Address _____
Violation Date _____	Violation Address _____

Please list any properties other than you residence or business location that you own, manage or control

Address _____
 Address _____
 Address _____
 Address _____
 Address _____

I certify that the above information I have provided is accurate and correct.

(X) Willie Mae McDaniel 11/3/09
 Signature Date

Land Sales Disclosure

This form is for any person purchasing tax delinquent property from the Shelby County Land Bank or acquiring property through the Shelby County Homestead Program.

Name Joseph Hall Date 11/12/09

Address 1323 Woodward St. 38106

Phone 258-8532

Company Name n/a

Company Address _____

Subject Property Address 1115 Rembert St.

Subject Property ID # 031 1140 0 00022 C

Are there any unresolved housing code violations against any properties in which you have control or interest? Yes No

Violation Date _____ Violation Address _____
Violation Date _____ Violation Address _____

Are there any unresolved construction code violations against any properties in which you have control or interest? Yes No

Violation Date _____ Violation Address _____
Violation Date _____ Violation Address _____

Please list any properties other than you residence or business location that you own, manage or control

Address _____
Address _____
Address _____
Address _____
Address _____

I certify that the above information I have provided is accurate and correct.

(x) Joseph L. Hall
Signature

(x) 11-3-09
Date

Land Sales Disclosure

This form is for any person purchasing tax delinquent property from the Shelby County Land Bank or acquiring property through the Shelby County Homestead Program.

Name Gloria Spight Date 11/02/09

Address 413 W. Mitchell Rd. 38109-8130

Phone 7852-5159

Company Name n/a

Company Address _____

Subject Property Address 1660 Patton Sr.

Subject Property ID # 034 1060 0 00001 0

Are there any unresolved housing code violations against any properties in which you have control or interest? Yes _____ No ☒

Violation Date _____ Violation Address _____
Violation Date _____ Violation Address _____

Are there any unresolved construction code violations against any properties in which you have control or interest? Yes _____ No ☒

Violation Date _____ Violation Address _____
Violation Date _____ Violation Address _____

Please list any properties other than you residence or business location that you own, manage or control

Address _____
Address _____
Address _____
Address _____
Address _____

I certify that the above information I have provided is accurate and correct.

(x) Gloria Spight
Signature

(x) Nov. 2, 2009
Date

Land Sales Disclosure

This form is for any person purchasing tax delinquent property from the Shelby County Land Bank or acquiring property through the Shelby County Homestead Program.

Name Joffre Place Homeowners, Inc. Date 11/04/09

Address 2650 Thousand Oaks Blvd., Suite 3100 38118

Phone 435-7730 Angie Dickerson

Company Name n/a

Company Address _____

Subject Property Address Joffre Ave. (Rear)

Subject Property ID # 045 1270 A 00029 0

Are there any unresolved housing code violations against any properties in which you have control or interest? Yes _____ No ✓

Violation Date _____	Violation Address _____
Violation Date _____	Violation Address _____

Are there any unresolved construction code violations against any properties in which you have control or interest? Yes _____ No ✓

Violation Date _____	Violation Address _____
Violation Date _____	Violation Address _____

Please list any properties other than you residence or business location that you own, manage or control

Address _____

Address _____

Address _____

Address _____

Address _____

I certify that the above information I have provided is accurate and correct.

(x) Angie Dickerson
Signature for the board

(x) 11/11/09
Date

Land Sales Disclosure

This form is for any person purchasing tax delinquent property from the Shelby County Land Bank or acquiring property through the Shelby County Homestead Program.

Name Jesse Johnson & Vanessa Hopkins (Partners) Date 07/27/09

Address 610 Trigg Ave. 38106

Phone 901 690-0652

Company Name n/a

Company Address _____

Subject Property Address 1716 McMillan St.

Subject Property ID # 049 0350 0 00015 0

Are there any unresolved housing code violations against any properties in which you have control or interest? Yes _____ No ✓

Violation Date _____	Violation Address _____
Violation Date _____	Violation Address _____

Are there any unresolved construction code violations against any properties in which you have control or interest? Yes _____ No ✓

Violation Date _____	Violation Address _____
Violation Date _____	Violation Address _____

Please list any properties other than you residence or business location that you own, manage or control

Address _____
 Address _____
 Address _____
 Address _____
 Address _____

I certify that the above information I have provided is accurate and correct.

(x) Jesse Johnson
 Signature

(x) 07/27/09
 Date

Land Sales Disclosure

This form is for any person purchasing tax delinquent property from the Shelby County Land Bank or acquiring property through the Shelby County Homestead Program.

Name Alvin Webb Date 11/09/09

Address 942 Winchester Rd. 38116

Phone 398-8926

Company Name n/a

Company Address _____

Subject Property Address Perry Road

Subject Property ID # 060 0470 0 00012 0

Are there any unresolved housing code violations against any properties in which you have control or interest? Yes _____ No ☒

Violation Date _____	Violation Address _____
Violation Date _____	Violation Address _____

Are there any unresolved construction code violations against any properties in which you have control or interest? Yes _____ No ☒

Violation Date _____	Violation Address _____
Violation Date _____	Violation Address _____

Please list any properties other than you residence or business location that you own, manage or control

Address _____
 Address _____
 Address _____
 Address _____
 Address _____

I certify that the above information I have provided is accurate and correct.

(x) Alvin Webb
 Signature

11-9-09
 Date

Land Sales Disclosure

This form is for any person purchasing tax delinquent property from the Shelby County Land Bank or acquiring property through the Shelby County Homestead Program.

Name Kenny Evans Date 11/04/09

Address 1078 Ayers St. 38108

Phone 338-5056

Company Name n/a

Company Address _____

Subject Property Address 3982 Knight Arnold Rd.

Subject Property ID # 073 0280 0 00015 0

Are there any unresolved housing code violations against any properties in which you have control or interest? Yes _____ No ☒

Violation Date _____	Violation Address _____
Violation Date _____	Violation Address _____

Are there any unresolved construction code violations against any properties in which you have control or interest? Yes _____ No ☒

Violation Date _____	Violation Address _____
Violation Date _____	Violation Address _____

Please list any properties other than you residence or business location that you own, manage or control

Address _____
 Address _____
 Address _____
 Address _____
 Address _____

I certify that the above information I have provided is accurate and correct.

(x) KENNY EVANS
 Signature

(x) 11/04/09
 Date

Land Sales Disclosure

This form is for any person purchasing tax delinquent property from the Shelby County Land Bank or acquiring property through the Shelby County Homestead Program.

Name Angela Beckley Date 11/02/09

Address P.O. Box 181341 Memphis, TN 38181-1341

Phone 870-5357

Company Name n/a

Company Address _____

Subject Property Address 3808 High Bridge Ct.

Subject Property ID # 073 0880 G 00043 0

Are there any unresolved housing code violations against any properties in which you have control or interest? Yes _____ No ✓

Violation Date _____ Violation Address _____
Violation Date _____ Violation Address _____

Are there any unresolved construction code violations against any properties in which you have control or interest? Yes _____ No ✓

Violation Date _____ Violation Address _____
Violation Date _____ Violation Address _____

Please list any properties other than you residence or business location that you own, manage or control

Address _____
Address _____
Address _____
Address _____
Address _____

I certify that the above information I have provided is accurate and correct.

(x) Angela Beckley
Signature

(x) 11-2-09
Date

Land Sales Disclosure

This form is for any person purchasing tax delinquent property from the Shelby County Land Bank or acquiring property through the Shelby County Homestead Program.

Name Jesse Ford & Sandra Toliver (Father & Daughter) Date 10/28/09

Address 3013 Travis Rd. 38109

Phone 785-8442

Company Name n/a

Company Address _____

Subject Property Address 618 Pebbles Rd.

Subject Property ID # 075 0010 0 000067 C

Are there any unresolved housing code violations against any properties in which you have control or interest? Yes _____ No X

Violation Date _____	Violation Address _____
Violation Date _____	Violation Address _____

Are there any unresolved construction code violations against any properties in which you have control or interest? Yes _____ No X

Violation Date _____	Violation Address _____
Violation Date _____	Violation Address _____

Please list any properties other than you residence or business location that you own, manage or control

Address _____
 Address _____
 Address _____
 Address _____
 Address _____

I certify that the above information I have provided is accurate and correct.

(X) Sandra Toliver
 Signature

(X) Oct 28, 2009
 Date